



Sale Opportunity Development Land

*Lot lines approximate

14533 State Route 56 Mt Sterling, Ohio 43143

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Acreage: ±404.65
Asking Sale Price: Negotiable

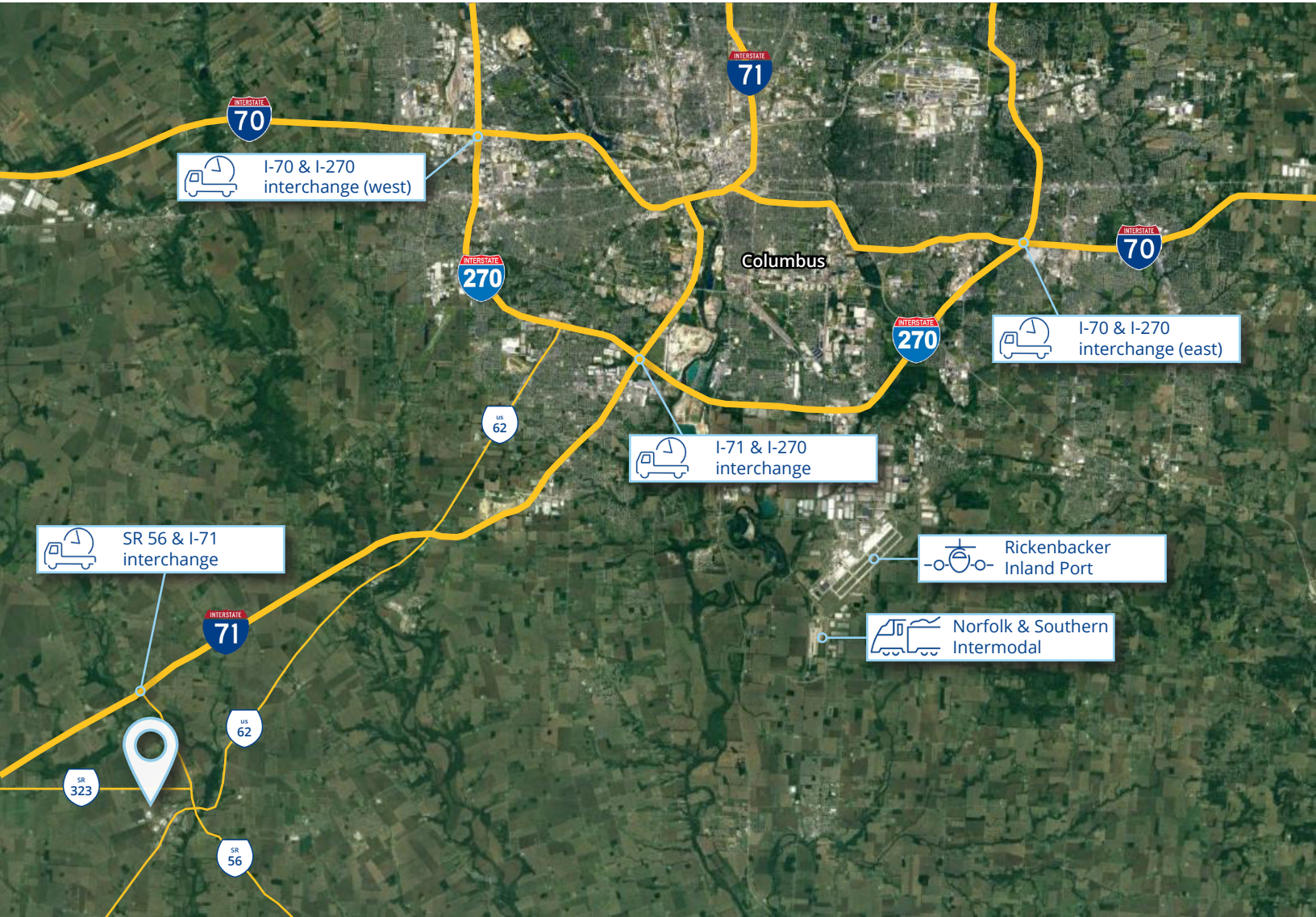
**Asking sale price is negotiable depending on size, location, and terms.
Contact Brokers for more details.*

Property Information

- Excellent access to I-71 just south of Columbus
- Adjacent to the Mt. Sterling, Ohio industrial park
- Water: 12" with 1,960,000 GPD existing excess capacity, Village of Mt. Sterling / Madison County
- Sewer: 15" with 952,000 GPD existing excess capacity, Village of Mt. Sterling / Madison County
- Electric: 13.00 kV, 3-Phase, Overhead, 3MW existing distribution-level capacity, AEP
- Natural Gas: 6" with 6 psi, 15,000 to 25,000 mcf/mo existing distribution level capacity, Columbia Gas of Ohio

Accelerating success.

Drive Times



SR 56 and I-71 interchange
• 4 minutes
• 3 miles



I-71 and I-270 interchange
• 21 minutes
• 21 miles



I-70 and I-270 interchange (west)
• 28 minutes
• 29 miles



I-70 and I-270 interchange (east)
• 30 minutes
• 32 miles



Norfolk and Southern Intermodal
• 30 minutes
• 22 miles



Rickenbacker Inland Port
• 32 minutes
• 23 miles